

S-1-2009

Highbury Towns East – Phase 1 Final Plat

Ivory Homes

R-1-8 Zone

31 Units

3.08 Acres

10 U/A

BACKGROUND

Brad Mackay, representing Ivory Homes, is requesting final plat approval for the first phase of the Highbury Towns East Subdivision. The subject property is located north of 3100 South and east of Daybury Drive.

STAFF/AGENCY COMMENTS:

Public Works Department:

- ☐ Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Street improvements for Stockport Way shall be installed in accordance with plan and profiles approved by the Engineering Division.
- X Revisions to plat required.
- X Flood control issues to be coordinated with Public Works.

Utility Companies:

- ☐ Standard Utility Easements required.

Granger Hunter Improvement District:

- ☐ Project is subject to all GHID requirements and design standards.

Building Division:

- Follow recommendations outlined in the soils report.

Fire Department:

- X Project shall meet all provisions of Fire Code relating to this type of development.

X Fire access easement required out to 3100 South.

ISSUES:

- The first phase of the Highbury Towns East subdivision will consist of 31 units on 3.08 acres. This phase is consistent with the preliminary plat approved by the Planning Commission earlier this year. The first phase will have three buildings fronting Daybury Drive. This will help accentuate the street scene that has already been established by the town homes at Highbury across the street.
- Building elevations were reviewed during the preliminary plat. The Planning Commission approved the front and back elevations, but had concerns regarding the sides. Ivory was directed to enhance the side elevations which they have done. These elevations now contain a pop-out window, gabled roof and additional building materials. After reviewing these changes, staff believes this concern has been adequately addressed. Buildings will use the same footprint as the original town homes. However, a rambler plan will be added for units in this development. Ivory believes that this option will open up opportunities to include a larger demographic.
- Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style which is an American domestic style made popular in the early 1900's. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing three color schemes to be used to provide greater diversity between buildings.
- Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. The developer will be provided a copy of these standards to make sure that all areas have been addressed. In addition, the proposed development has been reviewed and approved by Zion's Securities
- There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades.

- The finished grade elevations in this phase will be raised approximately 2-3 feet which will allow full basements to be constructed. It is staffs understanding that Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.
- All units will have a two car garage. In addition to the garage, parking will be available within the 20-foot setback in front of each town home. Additional guest parking has been provided throughout the development. These spaces have been evenly dispersed throughout the community. Overall, 24 spaces will be provided for guest parking.
- Setbacks are being proposed as illustrated on the final plat. During the preliminary review, the Planning Commission recommended a 15-foot setback from 3100 South. The final plat reflects this change. The minimum setback for all driveways will be 20 feet as specified in the development agreement.
- During the preliminary review, staff discussed open space issues with the Planning Commission. The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. During the preliminary review, the Planning Commission approved the open space concept based on Ivory's commitment to include certain amenities throughout the project. Ivory has submitted plans showing a combination of small and large play structures, a picnic shelter, swing set, walking paths and benches. Staff believes that these amenities along with what Zion's is proposing by way of the trail system, waterways and urban fishery, will provide ample recreational and outdoor opportunities for residents living in this community.
- A portion of property on the north side of this phase will be used for detention purposes. During the preliminary review, staff mentioned that storm water detention would likely end up in the park immediately to the east. However, after evaluating the master storm drain, a determination was made to locate the basin on the north side of phase 1. The basin will be approximately 1.5 feet deep which will not impact the open space in this phase and it will be narrow enough to allow the pedestrian walkway.
- Access to this phase will be gained from Daybury Drive. The main road leading into this development will be a dedicated right-of-way. All other roads in this development will be private. The minimum asphalt width has been approved at 20 feet. Curb and gutter on each side of the street will add another 4 feet of width.

- However, where fire hydrants are required, this width will need to increase to 26 feet. In order to provide secondary access, a temporary access easement will be positioned between the southern buildings and 3100 South. These easements will eventually be abandoned when additional access points are platted.
- Improvements have been installed along 3100 South. The cross section consists of a 5-foot parkstrip and 5-foot sidewalk. The parkstrip will be planted with lawn and trees. This will provide a more pleasing streetscape along the south boundary of this development. A trex fence will be installed along the back of sidewalk in accordance with the development agreement. Said fence will match the existing fence to the west.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the first phase of the Highbury Towns East Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That this development comply with all provisions listed in the development agreement.
 3. That the landscape plan submitted with the final plat be followed. Said landscaping plan will provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 4. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.
 5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.

8. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure. Modifications that deviate substantially from the approved site plan shall be reviewed by the Planning Commission.
 9. That building elevations, colors and materials, be in accordance with those illustrated during the April 8, 2009 Planning Commission meeting.
 10. That trex fencing be installed along 3100 South. Said fencing shall match the existing fencing along 3100 South west of Daybury Drive.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Chris Gamvroulas
Ivory Homes

Applicant:

Brad Mackey
Ivory Homes

Discussion: Steve Lehman presented the application. Chris Gamvroulas, the applicant, presented the final catalogue of the townhomes to the Planning Commission. He stated that the residents of the existing townhomes provided positive feedback to Ivory for changing the style and architecture of the new townhomes to avoid repetition. Mr. Gamvroulas indicated that Ivory feels a park with a nice pavilion and play structure will be better than a clubhouse for the community but added that the City Council will make the final decision on this. He stated that Ivory has worked with existing neighbors to smooth out concerns and used comments received during community meetings to improve the traffic circle and the setbacks on the main roads.

Commissioner Matheson asked what type of drainage system will be used. Mr. Gamvroulas indicated that there will be individual french drains around the foundations of each unit. Commissioner Mills asked about the landscaping and type of trees that will be used. Brad Mackey, also the applicant, stated that he didn't have the landscaping plans with him but indicated that the trees mostly consist of deciduous except in the parks where there will also be evergreens. Mr. Mackey explained the various trees and stated that there are two types that will flower. Commissioner Mills asked where the sidewalks would be around the development. Steve and Mr. Mackey indicated the walking paths and added that the additional sidewalk on the outer edge is a positive component to the community. Mr. Gamvroulas stated that this loop trail system around the neighborhood will appear in additional phases.

There being no further discussion regarding this application, Acting Chairman Conder called for a motion.

Motion: Commissioner Mills moved for approval subject to the 10 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Vice Chairman Conder	Yes

Unanimous -S-1-2009– Approved